

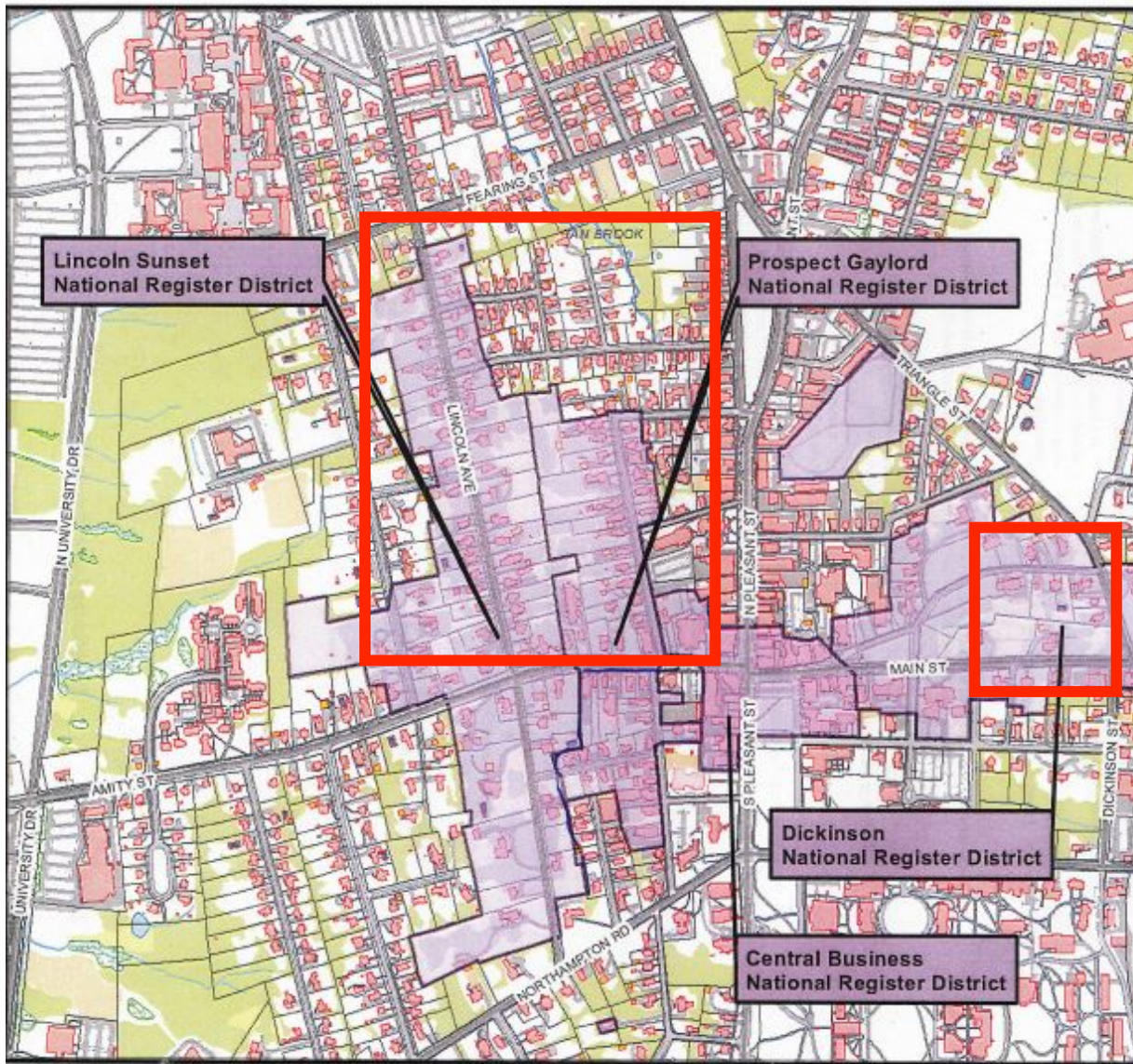
ATM Spring 2017, Article 25 North Prospect, Lincoln, Sunset Local Historic District

Proposed by the North Prospect, Lincoln, Sunset
LHD Study Committee

Presentation at the ATM Warrant Review -- April 4, 2017

Website: [Amherst Boards & Committees/Lincoln Sunset LHD Study Committee](#)

Why Local Historic Districts?



- 1) Foremost: Amherst **IS** historic
- 2) Our Master Plan has clearly defined preserving our history as a goal

Amherst Master Plan Chapters 3 on Land Use and 6 on, Natural and Cultural Resources:

NC.1.B- **Increase historic preservation protections in Amherst's zoning regulations, in order to encourage preservation, restoration, and rehabilitation of historic and archaeological resources...**

NC.1.C- **Establish new local historic districts to provide enhanced protections for our most significant concentrations of historic resources...**

- 3) Preserving and enhancing Amherst's cultural and historical heritage is a nearly universally embraced objective
- 4) Amherst's 1st LHD bylaw was passed in 2012 with the Dickinson LHD Amherst's 1st LHD under the Amherst LHD Bylaw

Map of Amherst's National Register Districts, with red borders for the two LHDs


- National Registry **RECOGNIZES** historical treasures but does not protect them
- LHDs are the tools that **DOCUMENT** and **PRESERVE** these treasure for the Town

North Prospect Lincoln Sunset LHD Study Committee

Town of Amherst



Legend

 Boundary March 2017

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet

Planimetric boundary features compiled at 1"=40'
and 1"=100' scale from April, 1999 Aerial Photography,
Aerial Photography, April, 2004.
Parcels compiled through a "best fit" methodology to
match the boundary; inversions are ongoing.
Property Lines are set for convenience purposes.

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no legal responsibility for the information contained herein.



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Feet

1 inch = 500 feet

Legislative origins of LHDs in MA General Law 40C (1960).

- Implementation: Massachusetts Historical Commission approval process ([mhc@sec.state.ma.us/mhc](mailto:mhc@sec.state.ma.us) for updated progress 60 pp draft of 5/5/2014)
- Goals of MA GL 40C:
 - ❖ Preserve & protect distinctive characteristics of buildings & places significant in towns & cities
 - ❖ Maintain settings of those places
 - ❖ Encourage new designs & materials compatible with the district

As of 2003, there were 120 cities/towns in MA with LHD's, over 220 LHD's throughout MA. (Amherst not until 2012)

2005 Amherst Preservation Plan

- *Physical preservation* [historical buildings & settings]
- *Documentation* [history archives]
- *Regulation* [appropriate criteria]
- *Education & advocacy* [outreach]

2010 Amherst Master Plan

Land Use section

- **3A: Emphasize preservation for historic areas of the downtown, village centers, and other specific districts and residential neighborhoods as key cultural resources**
- **9B: Create neighborhood design standards [that will] preserve historic small-town character, ensure that new development complements historic buildings, and create an accessible, pedestrian friendly environment**

2010 MASTER PLAN

NATURAL AND CULTURAL RESOURCES SECTION

- **NC.1 - Historic and cultural resources foster a connection to the Amherst community, generate a sense of pride among its residents, and attract visitors to the Town....Ensure that the community's heritage and unique character are preserved and passed on to future generations.**
- **NC 1.C- Establish new local historic districts to provide enhanced protections for our most significant concentrations of historic resources. The Town should develop separate local historic districts that contain regulatory language capable of protecting historic resources in ways that zoning cannot.**

2012 Amherst Local Historic District Bylaw

“The Town of Amherst hereby establishes a Local Historic District, to be administered by an [Amherst] Historic District Commission as provided for under Massachusetts General Laws Chapter 40C, as amended. (May 21, 2012, ATM)

“The purpose of this bylaw is to aid in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Amherst, the maintenance and improvement of their settings and the encouragement of new building designs compatible with the existing architecture” (May 21, 2012 Annual Town Meeting).

The 2012 Bylaw established **criteria and procedures as well as exclusions**. The LHD Commission established **Rules and Regulations in 2013**. Dickinson LHD was the first LHD under this new Bylaw and administered 100 cases 2013-2017. North Prospect, Lincoln, Sunset LHD would be a second LHD under the same Bylaw, administered by the same Commission with members from both LHDs.

Procedure followed in establishing this North Prospect, Lincoln, Sunset proposal (using guidelines from MA Historical Commission) from 2012-2017 - 5 yr process

1. Initial proposal from the neighborhood itself (2012)
2. Support from Historical Commission & Select Board
3. Select Board appointed members of the Study Committee
4. Study Committee members documented all the houses (extensive archival research) and built public outreach through two Public Hearings, a trolley tour, newspaper articles, open Study Committee meetings, Brunches throughout the neighborhood, extensive contacts.
5. Study Group negotiated the boundaries with stakeholders
6. Submitted Draft Report to MA HC in November 2016. The draft report positively and quickly approved.
7. The approved proposal then vetted by Planning Board, Historical Commission, Finance Committee, Select Board
8. Last stage: Warrant review processes and Town Meeting.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 20, 2016

Mr. Steve Bloom
259 Lincoln Avenue
Amherst, MA 01002

RE: Local Historic District Preliminary Study Report for North Prospect-Lincoln-Sunset Historic District

Dear Mr. Bloom:

I am pleased to inform you that the Massachusetts Historical Commission voted on December 14, 2016 to acknowledge receipt of the Preliminary Study Report for the North Prospect-Lincoln-Sunset Historic District and provide the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the town of Amherst to establish the North Prospect-Lincoln-Sunset Historic District.

The study committee should investigate protecting additional significant historic resources through a larger district or additional local historic districts in this area.

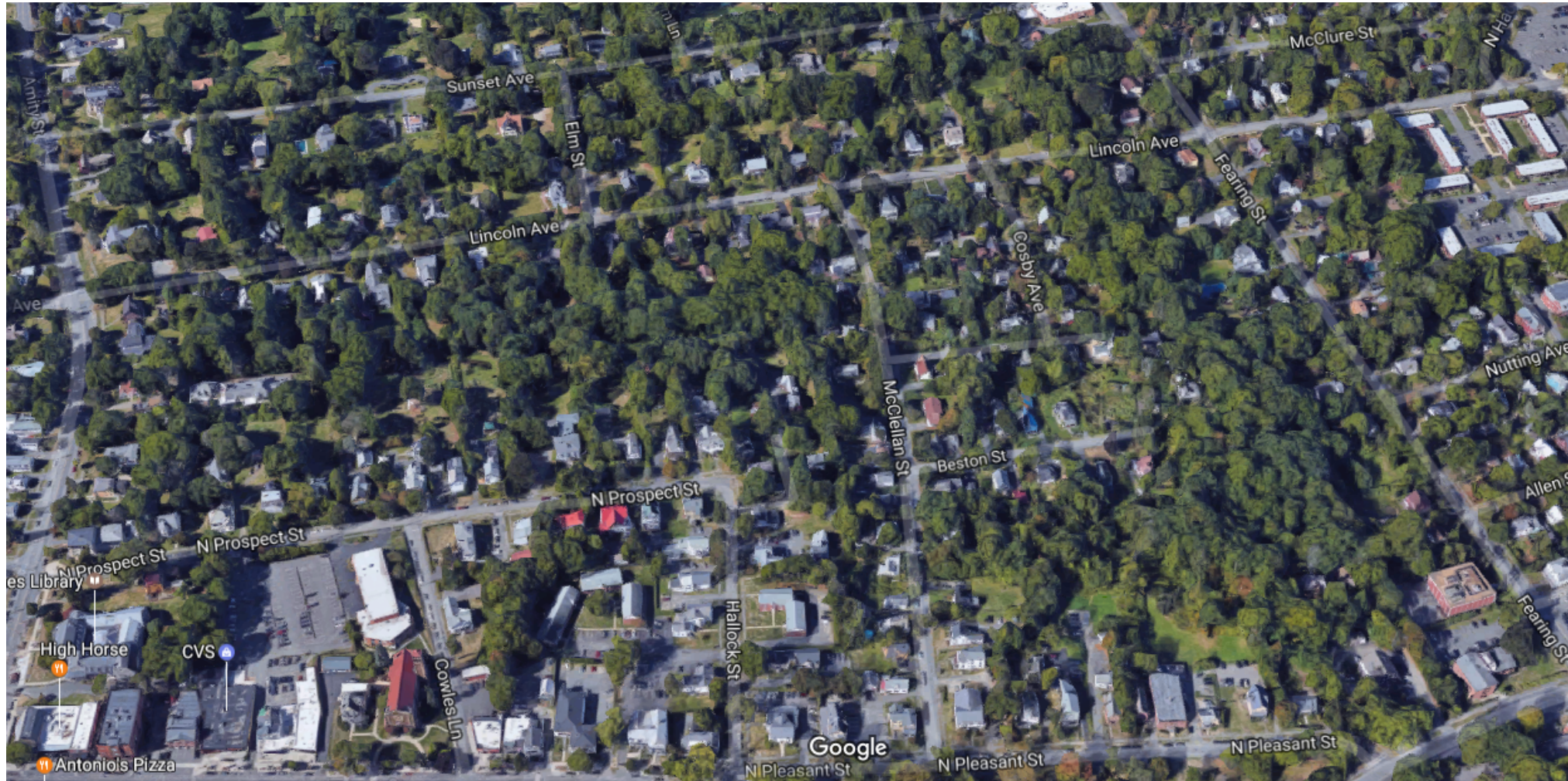
If you have any questions, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Skelly".

Christopher C. Skelly
Director of Local Government Programs

Bird's Eye View of the North Prospect-Lincoln-Sunset LHD



How it works (what an LHD does)

- An LHD recognizes, documents, & protects historical nature of district as a resource for all Amherst. Educational & outreach role.
- The Commission is an advisory board for the LHD, tasked with preserving and protecting external features only, visible from public way. Process triggered by Building Permit.
- Does not prevent change, advises on compatibility, encourages new design or materials. Encourages solar.
- Dickinson LHD Commission has had 100 reviews since 2013, all worked out well (advisory & collaborative)

The proposed North Prospect-Lincoln-Sunset Local Historic District (LHD) is one of the oldest and most distinguished areas in the Town of Amherst (1860s - 1940s).

- Much of the neighborhood includes western part of Lincoln-Sunset and Prospect-Gaylord National Historic Districts (1992).
- But these NHD's need the protection of an LHD
- They also do not include architecturally intact and historically important smaller houses still in place from the 1860s, which give this LHD its social, cultural, demographic and historical importance in Amherst's history. It provides an important, well documented contribution to Amherst's culture, and deserves protection

- Laborers, artisans, and servants as well as merchants, professionals and professors, all lived and plied their professions or trades within the area under study.
- Generations of African Americans from South & North, and first generation Irish immigrants, were an important & visible part of the community, some domestic workers for or employees of their more affluent neighbors, others self-employed but providing neighborhood services (builders, roofers, janitors, hat factory workers, cooks and caterers).
- Most of their houses, modest and stately alike, remain very much the way they were originally, a living document of Amherst's history.

- **St. Brigid's, the AME Zion, and other churches nearby served residents throughout the District**
- **Families intermarried, living next door or across the street or moving elsewhere but within the district to build new homes for themselves or for others and to go into business.**
- **There was considerable mixed-race, mixed-class, within and across family and occupational cross-fertilization throughout the entire district.**

- Houses from 1860s to 1940s with intact original Greek Revival, Gothic Revival, Italianate, Queen Anne, Colonial Revival, Vernacular Farmhouse, Cape, Neoclassical, Craftsman, and Tudor Revival styles. Uniform setbacks, broad lawns, mature deciduous trees, and side or back yards with lawns and gardens.
- **Built dates: Beston 1860s, McClellan 1860s, Paige 1888-9. Lincoln, Sunset, Fearing from 1870s to 1940s. Cosby 1940s.** Website: Study Committee Report inventories houses & dates. House Forms (online) give histories.



**243 Amity Street (“William/
Solomon Boltwood House”) 1751**



20 Beston Street 1868-9 McLaughlin house
Vernacular side/front-entrance farmhouse



**52 North Prospect Street
("Charles and Zeruah Deuel
House") 1865 - elaboration of
side/front-entrance farmhouse**



77-79 North Prospect Street 1895 - Built
as Duplex or Double house



**191 Lincoln Avenue (“Freeman
Dickinson House”) 1922**



38 Cosby Avenue 1930



Doris Abramson



**76 Fearing Street (“Emil and Charlotte
Abramson House”) 1926
Doris Abramson’s birthplace**



Moses Goodwin



**43 McClellan Street (“Moses and Anna
Goodwin House”) 1868**



11 Paige Street (“Lloyd G. Hasbrook House”) 1889

Rented, then purchased by African American family



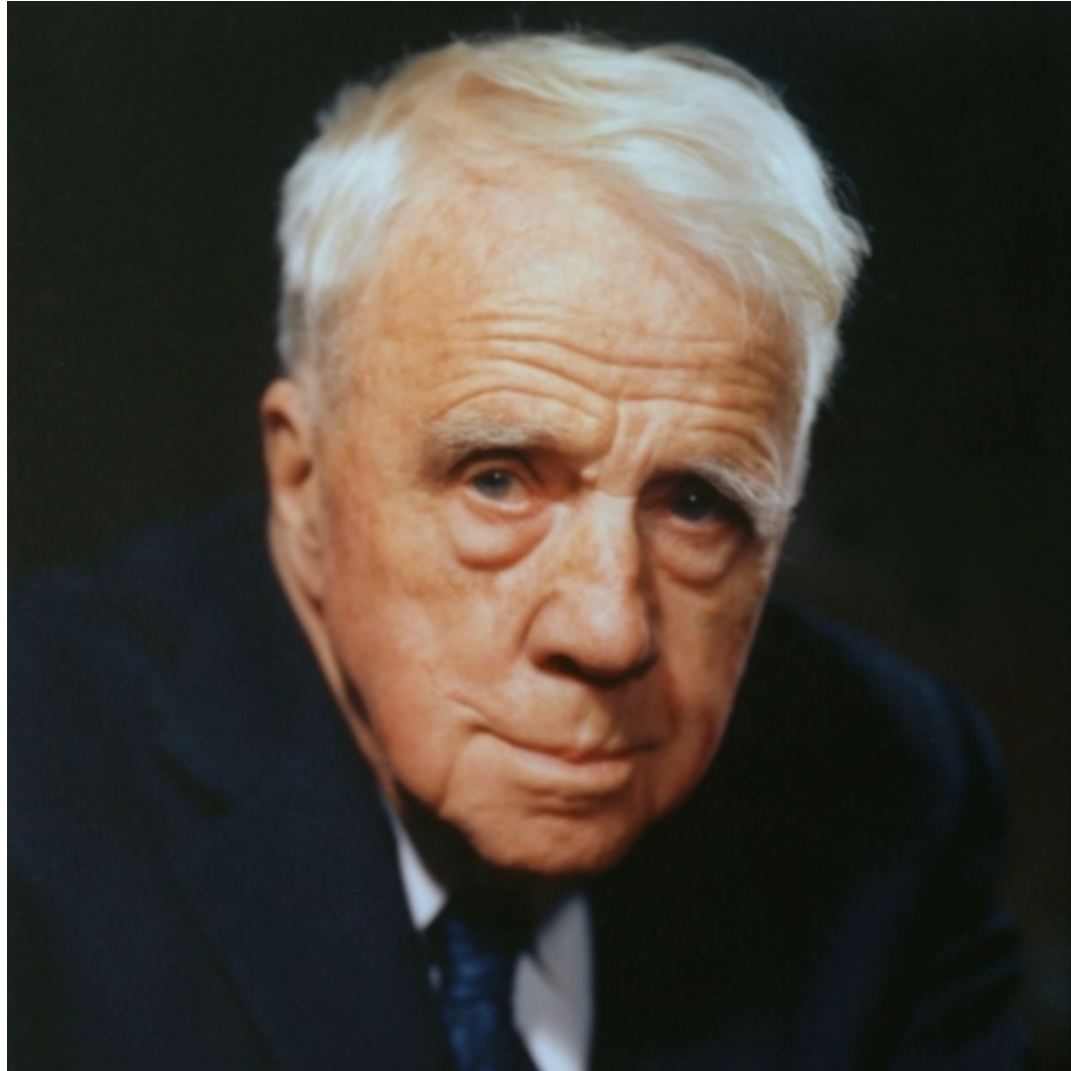
Laura Bias, Doris Roberts, and Edith Roberts - Biases lived at 39 Paige & intermarried with Pettyjohns of 44 Beston Street (John Beston house)



Mittie Hall Anderson



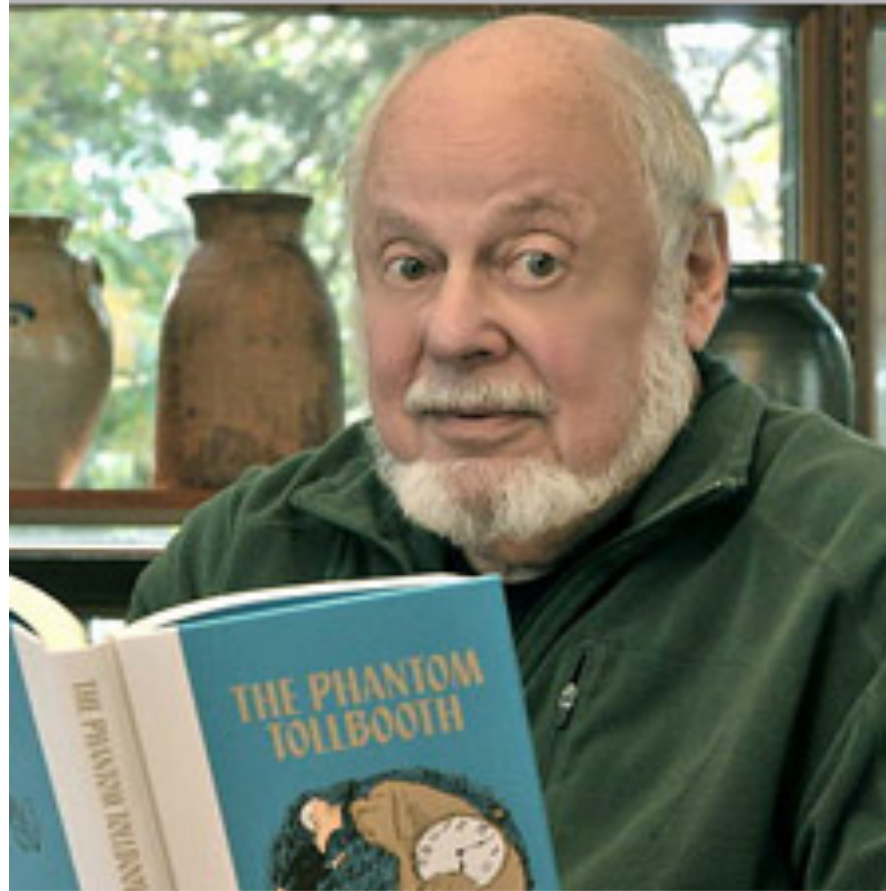
**50 McClellan Street
1860-61**



Robert Frost



**43 Sunset Avenue (“Henry H.
Goodell/Robert Frost House”)
1875**



Norton Juster



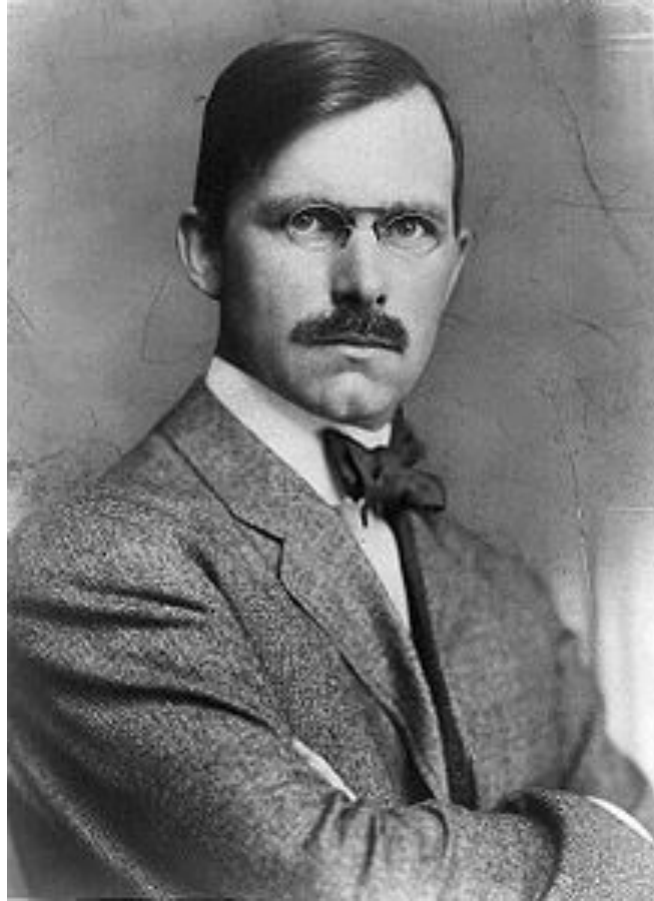
259 Lincoln Avenue 1915-6



Lucy Wilson Benson



**46 Sunset Avenue
1910**



**Ray Stannard
Baker**



Mary Heaton Vorst

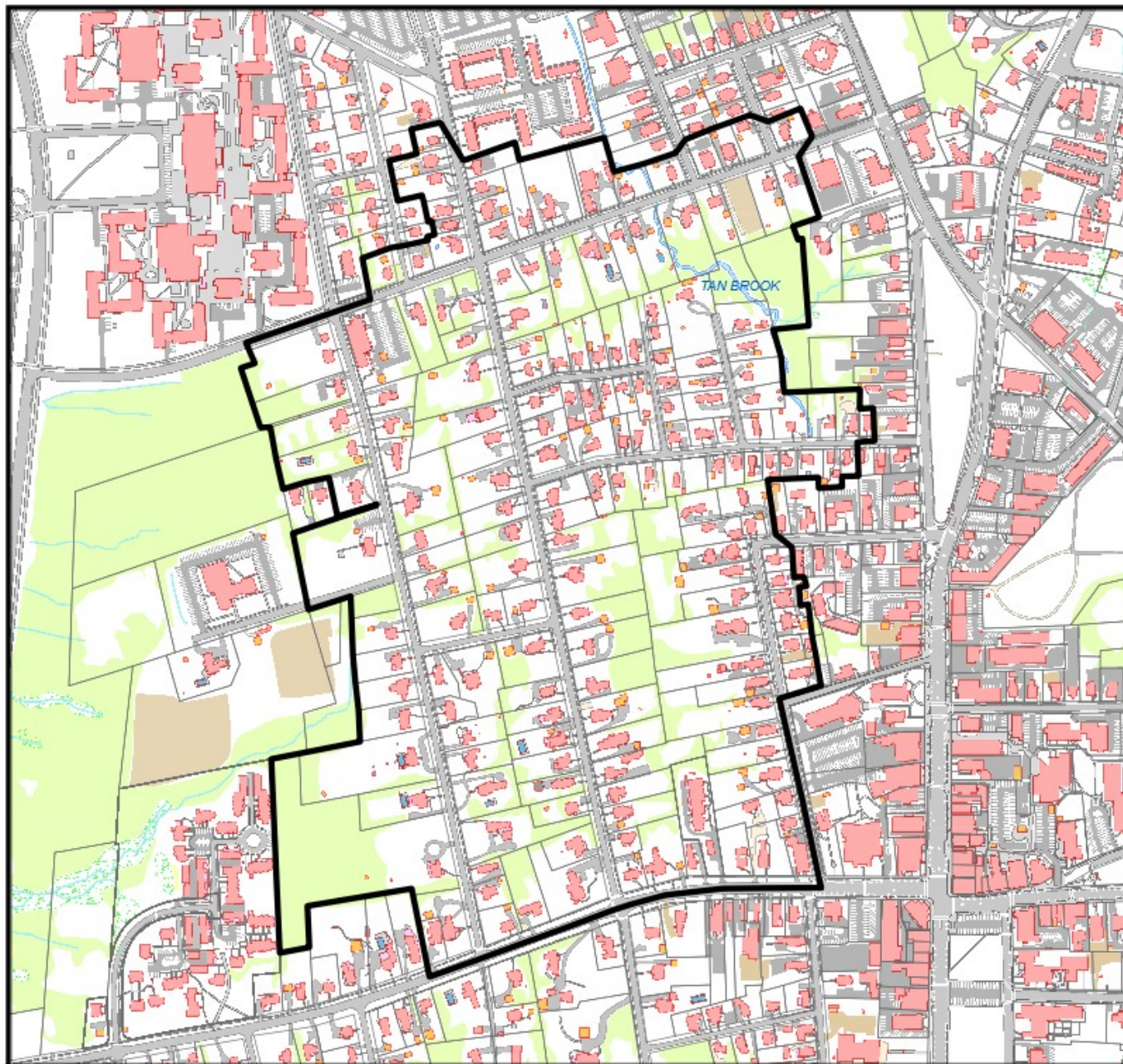


**Harlan Fiske
Stone**



Eugene Field

- This North Prospect-Lincoln-Sunset Local Historic District will preserve the still-visible homes of the mixed-class, mixed-race neighbors who built and lived in the district.
- Its structures, great and small, reflect the complex mosaic of business interests, workforce backgrounds, socio-economic class, race, and ethnicity, in the years between the 1860s and World War II.
- Both as evidence of a lived history as well as the visually intact architecture of this LHD will enable Amherst to protect this treasure for coming generations of residents and visitors to enjoy as vibrant testament to the vital forces that came together to create Amherst during its formative period.
- For further information, Visit Website (Amherst website), listed under Boards & Committees, Lincoln Sunset LHD Study Committee. (Website under construction, completion projected for April 17th.)




North Prospect Lincoln Sunset LHD Study Committee

Town of Amherst



Legend

 Boundary March 2017

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4101, Datum NAD83, Feet

Planimetric base map features compiled at 1"=40' and 1"=100' scale from April, 1999 Aerial Photography, Aerial Photography, April, 2004. Parcels compiled through a "best-fit" methodology to match the base map; boundaries are ongoing. Property Lines are not for conveyance purposes.

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